
WELSH STATUTORY INSTRUMENTS

2020 No. 1044

**The Coronavirus Act 2020 (Residential Tenancies:
Protection from Eviction) (Wales) Regulations 2020**

PART 4

CHANGES TO PRESCRIBED FORMS

Consequential modifications to prescribed forms relating to secure tenancies

13.—(1) Paragraph 10 of Schedule 29 (modifications of the Schedule to the Secure Tenancies (Notices) Regulations 1987⁽¹⁾: prescribed forms in relation to secure tenancies) is amended as follows.

(2) In sub-paragraph (1) (modification of Part 1 of the Schedule), in paragraph (a)(ii) for ““three months from the date this Notice is served and also cannot be earlier than” substitute

“—

- (a) four weeks from the date this Notice is served where Ground 2A in Schedule 2 to the Housing Act 1985 is specified in the Notice and no other ground is specified, and
- (b) where paragraph (a) does not apply, six months from the date this Notice is served.

Court proceedings also cannot be begun earlier than”.

(3) In sub-paragraph (2) (modification of Part 2 of the Schedule), in the first bullet point of the modification, in paragraph (b), for “, three months from the date this Notice is served” substitute

“—

- (i) four weeks from the date this Notice is served where Ground 2A in Schedule 2 to the Housing Act 1985 is specified in the notice and no other ground is specified, and
- (ii) where sub-paragraph (i) does not apply, six months from the date this Notice is served (unless proceedings are brought on Ground 2 in Schedule 2 to the Housing Act 1985, in which case they may be begun immediately).”.

Suspension of modifications to the Secure Tenancies (Notices) Regulations 1987 relating to Ground 2

14. In paragraph 10(1) of Schedule 29, paragraphs (a)(i) and (b) are suspended in relation to Wales.

Consequential modifications to prescribed forms relating to assured tenancies and agricultural occupancies

15.—(1) Paragraph 11 of Schedule 29 (modifications of the Assured Tenancies and Agricultural Occupancies (Forms) Regulations 1997⁽²⁾: prescribed forms in relation to assured tenancies and agricultural occupancies) is amended as follows.

(2) For paragraphs (a), (b) and (c) substitute “for the first, second and third bullet points there were substituted—

- “Where the landlord is seeking possession on any of grounds 1 to 7, 8 to 13, 15, 16 or 17 (without ground 7A or 14) court proceedings cannot begin earlier than six months from the date on which this notice is served on you, and in the case of grounds 1, 2 5 to 7, 9 and 16 court proceedings cannot, in any event, begin before the date on which the tenancy (had it not been assured) could have been brought to an end by a notice to quit served at the same time as the notice.
- Where the landlord is seeking possession on ground 7A (with or without other grounds), court proceedings cannot begin earlier than 1 month from the date this notice is served on you in the case of a fixed term tenancy and, in the case of a periodic tenancy, court proceedings cannot begin before the date on which the tenancy (had it not been assured) could have been brought to an end by a notice to quit served at the same time as this notice.
- Where the landlord is seeking possession on ground 14 (with or without other grounds other than ground 7A), court proceedings cannot begin before the date this notice is served on you.
- Where the landlord is seeking possession on ground 14A (without other grounds), court proceedings cannot begin earlier than two weeks from the date this notice is served on you.”

(2) S.I. 1997/194.